



GRASSROOTS
REALTY GROUP

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70 Cortina Way SW
Calgary, Alberta

MLS # A2331692

\$965,000



No Photo Available

Division:	Springbank Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,006 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.12 Acre		
Lot Feat:	Cul-De-Sac, Rectangular Lot, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Stone, Vinyl Siding	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Granite Counters, No Animal Home, No Smoking Home		

Inclusions: None

OPEN HOUSE – Sunday, July 26 (1-3pm) Welcome to WONDERFUL Montreux! This quiet little community on Calgary's Westside boasts playing fields, tot parks, a ravine to explore and all of this a short walk to Aspen Landing for shopping and a bite to eat. – FANTASTIC! This two storey has it all… 2750 sq ft of living space over three levels, 3+1 beds, 3.5 baths, a Bonus Room up and an inviting rec room down… PLUS Central A/C, Irrigation and a HEATED GARAGE! On the main you will love the 9'squo; ceilings and the maple hardwoods which run throughout. The Great Room in back is designed for entertaining, a bright, open kitchen with a center island/breakfast bar, granite countertops and s/s appliances and direct access to your deck and private rear yard. There is also a private den/home office on the main as well. Upstairs, the Bonus Room sits under a vaulted ceiling, spacious and bright. The primary bedroom enjoys a full 5pc en suite, the two additional beds are well-sized and share a 4pc bath. The lower level has been fully developed offering a rec room for the kids to romp, a 5th bed and full bath for your guests. This is wonderful family home, tastefully decorated throughout and move in ready… PLUS Central A/C, Irrigation and a HEATED GARAGE – NICE!